



Three Rivers Forestry  
PO Box 764  
Tappahannock, VA 22560  
(804) 445-5774

Date:	September 5, 2025
Time:	3:00 PM
Size:	53 Acres
Total Vol:	677.4 MBF
Vol/Acre:	12.78 MBF

**Timber Sale Notice  
Clear-Cut  
Pine and Hardwood Timber**

Three Rivers Forestry has been contracted to sell the merchantable timber belonging to Sandi Leigh Properties LLC. by sealed bid on 53 acres, located 1.5 miles south of Powcan, on the west side of RT. 620 (Powcan Road) in King and Queen County, Virginia (see attached map).

A 10% sample cruise of the standing sawtimber and pulpwood has been made. All pine and hardwood trees 10 inches DBH and larger were tallied as sawtimber. All sawtimber volumes were calculated using the International Log Rule and pulpwood volumes are based on standard cords of 128 cubic feet. An estimate of the timber volume is provided; however, no guarantee is expressed or implied as to the actual timber that may be harvested due to individual utilization practices.

Loblolly Pine	546.9 MBF	Pine Pulpwood - 117 Cords
Yellow Poplar	75.8 MBF	
Misc. Hardwood	42.0 MBF	Hardwood Pulpwood - 91 Cords
Red Oak	12.7 MBF	
<b>Total</b>	<b>677.4 MBF</b>	<b>International 1/4 inch scale</b>

**Bids will be accepted subject to the following conditions:**

1. The purchaser will have **two (2) years** to cut and remove the timber from the date the contract is signed.
2. Timber harvesting will be done in accordance to Forestry Best Management Practices (BMP's) as stipulated by guidelines set forth by the Virginia Department of Forestry.
3. The owner requires proof of worker's compensation and liability insurance.
4. Landowner assumes responsibility for the VA. Seed Tree Law.
5. The timber purchase contract will be executed within 30 days of bid opening.
6. Access permitted by Ingress and Egress from RT. 620 (Powcan Rd.) by use of existing roads, and field crossing as needed (see map).

Lump-sum sealed bids will be accepted **Friday, September 5, 2025** at the office of Three Rivers Forestry (990 Richmond Hwy, Tappahannock, VA) at **3:00 PM** or by mailing to Three Rivers Forestry, PO Box 764, Tappahannock, VA 22560 or calling **(804) 580-1063** or emailing **bid@trfva.com** prior to the sale. Mail bids should be marked **Sealed Bid, Sandi Leigh Tract**. Bidder is responsible for verifying receipt of mail bids prior to the sale. Only sealed bids will be accepted and the landowner reserves the right to refuse any or all bids.

Prospective buyers are invited to inspect the timber at any time. Any questions regarding the terms of sale or location of the tract should be directed to Three Rivers Forestry.

Submitted By:

Daniel Deitz  
Consulting Forester

# VOLUME ANALYSIS

Tract: Sandi Leigh Properties  
Cruised By: Daniel Deitz

Acres: 53  
Date: 7/23/2025

Loblolly Pine											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10	80	50	340	290	40	0	0	800	49.4	Avg DBH	
11	20	30	100	350	280	0	0	780	69.8		12.0
12	30	10	120	320	560	20	0	1060	121.3	Tot Vol	
13	30	0	100	180	440	80	0	830	118.6		359.0
14	0	0	0	70	250	130	10	460	84.3		
16	0	0	10	80	110	80	0	280	58.7		
16	0	0	0	50	30	10	10	100	23.7		
17	0	0	0	0	40	10	10	60	18.0		
18	0	0	0	0	10	0	0	10	3.2		
19	0	0	0	0	0	0	0	0	0.0		
20	0	0	0	0	0	0	0	0	0.0		
21	0	0	0	0	0	0	0	0	0.0		
22	0	0	0	0	0	0	0	0	0.0		
23	0	0	0	0	0	0	0	0	0.0	Tot Vol	
24	0	0	0	0	0	0	0	0	0.0		187.9
25	0	0	0	0	0	0	0	0	0.0		
26	0	0	0	0	0	0	0	0	0.0		
27	0	0	0	0	0	0	0	0	0.0		
28	0	0	0	0	0	0	0	0	0.0		
29	0	0	0	0	0	0	0	0	0.0		
30+	0	0	0	0	0	0	0	0	0.0		
TOTAL	160	90	670	1340	1760	330	30	4380	548.9		

Virginia Pine											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10										Avg DBH	
11											
12										Tot Vol	
13											0.0
14											
15											
16											
17											
18											
19											
20											
21											
22											
23										Tot Vol	
24											0.0
25											
26											
27											
28											
29											
30+											
TOTAL											

White Oak											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10										Avg DBH	
11											
12										Tot Vol	
13											0.0
14											
16											
16											
17											
18											
19											
20											
21											
22											
23										Tot Vol	
24											0.0
25											
26											
27											
28											
29											
30+											
TOTAL											

Red Oak											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10	0	0	0	0	0	0	0	0	0.0	Avg DBH	
11	10	0	0	0	0	0	0	10	0.5		16.2
12	0	0	10	0	0	0	0	10	1.0	Tot Vol	
13	0	0	0	0	0	0	0	0	0.0		1.4
14	0	0	10	0	0	0	0	10	1.4		
15	0	0	0	0	0	0	0	0	0.0		
16	0	0	0	0	0	0	0	0	0.0		
17	0	0	0	0	0	0	0	0	0.0		
18	0	0	0	10	0	0	0	10	2.8		
19	0	0	0	0	0	0	0	0	0.0		
20	0	0	0	0	0	0	0	0	0.0		
21	0	0	0	0	0	0	0	0	0.0		
22	0	0	0	10	0	0	0	10	4.5		
23	0	0	0	0	0	0	0	0	0.0	Tot Vol	
24	10	0	0	0	0	0	0	10	2.8		11.3
25	0	0	0	0	0	0	0	0	0.0		
26	0	0	0	0	0	0	0	0	0.0		
27	0	0	0	0	0	0	0	0	0.0		
28	0	0	0	0	0	0	0	0	0.0		
29	0	0	0	0	0	0	0	0	0.0		
30+	0	0	0	0	0	0	0	0	0.0		
TOTAL	20	0	20	20	0	0	0	60	12.7		

Misc Hardwood											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10	10	0	0	0	0	0	0	10	0.4	Avg DBH	
11	30	20	0	0	0	0	0	50	2.8		14.7
12	10	10	0	0	0	0	0	20	1.4	Tot Vol	
13	10	10	0	10	0	0	0	30	3.0		7.5
14	60	0	10	0	0	0	0	70	6.3		
15	0	10	0	10	0	0	0	20	3.1		
16	0	0	10	10	0	0	0	20	4.0		
17	10	0	0	0	0	0	0	10	1.2		
18	0	0	10	0	0	0	0	10	2.4		
19	0	0	0	0	0	0	0	0	0.0		
20	0	10	0	0	0	0	0	10	2.4		
21	10	0	0	0	0	0	0	10	2.0		
22	0	20	0	0	0	0	0	20	5.9		
23	0	0	0	0	0	0	0	0	0.0	Tot Vol	
24	10	0	10	0	0	0	0	20	7.2		34.5
25	0	0	0	0	0	0	0	0	0.0		
26	0	0	0	0	0	0	0	0	0.0		
27	0	0	0	0	0	0	0	0	0.0		
28	0	0	0	0	0	0	0	0	0.0		
29	0	0	0	0	0	0	0	0	0.0		
30+	0	0	0	0	0	0	0	0	0.0		
TOTAL	150	80	40	30	0	0	0	300	42.0		

Poplar											
Number of Logs											
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol		
10	130	50	10	0	0	0	0	190	8.0	Avg DBH	
11	40	20	10	0	0	0	0	70	4.0		12.5
12	10	30	100	0	0	0	0	140	12.5	Tot Vol	
13	0	0	20	20	0	0	0	40	5.0		29.5
14	0	10	10	30	0	0	0	50	7.3		
15	0	10	30	0	0	0	0	40	6.1		
16	0	10	10	30	0	0	0	50	9.7		
17	0	10	10	0	0	0	0	20	3.8		
18	0	0	0	0	0	0	0	0	0.0		
19	0	0	0	0	10	0	0	10	3.7		
20	0	0	0	0	0	0	0	0	0.0		
21	0	0	0	0	0	0	0	0	0.0		
22	10	0	10	0	10	0	0	30	11.1		
23	0	0	0	0	0	0	0	0	0.0	Tot Vol	
24	0	0	10	0	0	0	0	10	4.6		46.2
25	0	0	0	0	0	0	0	0	0.0		
26	0	0	0	0	0	0	0	0	0.0		
27	0	0	0	0	0	0	0	0	0.0		
28	0	0	0	0	0	0	0	0	0.0		
29	0	0	0	0	0	0	0	0	0.0		
30+	0	0	0	0	0	0	0	0	0.0		
TOTAL	190	140	220	80	20	0	0	650	75.8		

Hardwd Pulpwood Cords

91.0

Pine Pulpwood Cords

116.7

**Timber Sale Area  
Sandi Leigh Properties  
King and Queen County, Virginia**

Longitude: 76°57'51"W  
Latitude: 37°46'1"N

N

Dickles Swamp

Young Timber

Young Timber

Field

Recent  
Cutover

Field

Timber

Timber

Field

Gate Code:  
5774

Powcan  
Rd (RT.  
620)

Powcan Rd  
(RT. 620)

Streamside Management  
Zone  
Blue Paint  
Cut Marked Trees Only

 Timber Sale Area  
Orange Paint

 Streams

 Logging Access

Created By: Gabriel Dawkins  
Consulting Forester  
8/14/2025 2:21 PM

Tract Size= 53 Acres

SCALE 1" = 1,320'

**THREE RIVERS FORESTRY, LLC PO Box 764 Tappahannock, VA 22560**

WILLIAM

**Timber  
Sale**

ROAD ON COUNTY LINE  
MAINTAINED IN ESSEX COUNTY

ROAD ON COUNT  
MAINTAINED IN ES